



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

April 22, 2005

Mr. Lawrence Lank
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

RE: PLUS 2004-10-03 Landings at Pepper Creek

Dear Mr. Lank:

The Office of State Planning has received a letter from Mr. David Peek of George, Miles & Buhr in response to our PLUS comments on the above reference project.

It should be noted that this project is located in Levels 3 and 4 according to the Strategies for State Policies and Spending. Because portions of this project were in Level 4, we asked that the project be redesigned. (see PLUS comments attached)

In reviewing the response to the State comments from Mr. Peek, it appears that the developer has addressed many of the State's concerns. We appreciate the they have worked with State agencies to revise this plan and ask that the County and the developer continue to work with State agencies regarding the environmental issues related to this site as this project moves forward.

If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland
Director

CC: Mr. David Peek, George, Miles & Buhr, LLC

Attachments: PLUS response letter dated 1-7-05
Response from developer dated 2-16-05